



CITY OF TEMPE REQUEST FOR COUNCIL ACTION

Council Meeting Date: 10/24/2013
Agenda Item: 5A4

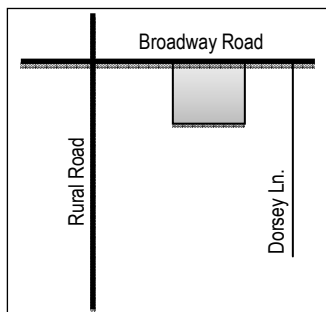
ACTION: Approve an Amended Subdivision Plat for THE STANDARD ON BROADWAY, located at 1245 East Broadway Road. The applicant is Wood/Patel & Associates Inc.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions.

BACKGROUND INFORMATION: THE STANDARD ON BROADWAY (PL120409) consists of a new 194 unit multi-family development. The subdivision plat satisfies a condition of approval for the project. The request includes the following:

SBD13014 Amended Subdivision Plat combining eight (8) lots into one (1) lot.



Property Owner
Applicant
Current Zoning District
Lot 1

PBB-TRG BROADWAY LP
Darin Moore, Wood/Patel
PCC-2, Planned Commercial Center General District
7.8 acres

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner, (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

The site is located within the Dorsey Crossing Center, near the southwest corner of Broadway Road and Dorsey Lane. The subdivision consists of the approved Standard on Broadway with 194 multi-family units, consisting of two to three-story buildings. Within the rest of the existing commercial complex there is the Arizona National Bank at the northeast corner of the site, and the Dani Dental two-story office building at the southeast corner of the site, adjacent to Dorsey Lane.

The subdivision plat request satisfies a condition of approval for the project, consolidating the existing lots into one.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision plat. The lots will have access to a public street and meet the technical standard of the Tempe City Code, Chapter 30, Subdivisions. This request will also conform to the conditions proposed.

CONDITIONS OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before October 24, 2014. Failure to record the plat on or before October 24, 2014, within one year of City Council approval, shall make the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
3. Provide cross access agreement for the properties shared access drives to the properties. If necessary, provide cross drainage agreements for the adjoining properties, subject to engineering review. Agreements shall be finalized prior to recording of the plat.

HISTORY & FACTS:

February 19, 2013	Invitation to neighborhood (unofficial meeting) held by the applicant on the proposal.
March 13, 2013	Official neighborhood meeting (per Code) held by the applicant pertaining to this request.
April 2, 2013	Hearing Officer approved a Variance to reduce the minimum required vehicle parking from 387 to 350 spaces; a Variance to reduce the minimum side yard setbacks from 30 to 10 feet; and a Variance to reduce the minimum required rear yard setback from 30 to 10 feet for THE STANDARD ON BROADWAY (PL120409) located at 1245 East Broadway Road.
April 23, 2013	At the request of the applicant, the Development Review Commission continued this request to the May 14, 2013 public hearing (7-0 vote)
May 14, 2013	Development Review Commission approved the request for THE STANDARD ON BROADWAY consisting of a Use Permit to allow residential in the PCC-2 District, and a Development Plan Review for a new 194 unit development, located at 1245 East Broadway Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions